COURSE DESCRIPTION CARD - SYLLABUS

Course name
Organisation and Economics of Investment Process [S1Arch1E>OiEPI]

Course

Field of study
Architecture

Year/Semester
3/6

Area of study (specialization)
–

Profile of study
general academic

Level of study
first-cycle

Course offered in
English

Form of study
full-time

Requirements
compulsory

Number of hours

Lecture
0

Laboratory classes
0

Other
0

Tutorials
0

Projects/seminars
0

Number of credit points

4,00

Coordinators

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Lecturers

Prerequisites

• the student has structured, theoretically based knowledge covering the key issues of organization and economics of the investment process • the student has structured knowledge to understand the social, economic, organizational, and legal conditions of engineering activity • the student has basic knowledge about the life cycle of buildings and sustainable development • the student is able to make a preliminary analysis of the economic effectiveness of the investment and estimate the labor intensity of the undertaken engineering activities • the student is able to use their knowledge skillfully and, at the same time, acquire it from available bibliographic sources • the student has the ability to apply the learned theory to solve practical tasks • the student is able to think and act in an entrepreneurial way • the student is aware of the social and economic aspects of the architect's work • the student is aware of the need to broaden his theoretical knowledge so that he can find justification for its use in the course of his profession. He understands the need for lifelong learning

Course objective

The aim of the course is to provide knowledge and develop the ability to solve basic problems of management and organization as well as fundamental economic problems in the investment process; gaining awareness of the importance of the architect's place in the entire life cycle of the facility; practical knowledge of the sequence of technological, organizational and economic activities; the effects of design decisions on costs in the building's life cycle.

Course-related learning outcomes

Knowledge:
Student knows and understands:
B.W6. The student knows the economics of investment, methods of organization, and the course of the design and investment process, including real market, financial, and legal-administrative conditions influencing architectural practice; basic principles of design and construction quality management; relationships between design decisions and construction and operational costs throughout the building life cycle; mechanisms of operation of an architectural office and relationships between the architect, the client, and other participants in the construction process.

Skills:
Student can:
B.U5. The student is able to carry out a preliminary economic analysis of planned design and engineering activities, taking into account budgetary, legal, and organizational constraints; identify financial and procedural consequences of design decisions; and demonstrate understanding of the functioning of the architectural services market and office practice.

Social competences:
Student is capable of:
B.S1. The student is prepared to formulate opinions regarding achievements in architecture and urban planning, their economic, legal, and organizational conditions, and other aspects of professional activity; to communicate information and opinions responsibly in relations with clients, public administration, and design teams; and to function consciously within professional realities involving time pressure, budget constraints, and regulatory requirements.

Methods for verifying learning outcomes and assessment criteria

Learning outcomes presented above are verified as follows:

Lectures in the course Organization and Economics of the Investment Process are completed with a final assessment based on a multiple-choice examination covering topics discussed during the semester. The test evaluates both theoretical knowledge and understanding of practical conditions of the investment process.
Design classes require completion of 2–3 project assignments related to formal and legal documentation (including the site development plan and the application for planning permission) or selected aspects of the investment process.
Formative Assessment
Lectures:
– results of the multiple-choice examination;
– in-class activity.
Design Classes:
– partial grades obtained for individual project assignments;
– engagement and regularity of work.
Summative Assessment
Lectures:
The final grade is based on the result of the multiple-choice examination, with consideration of the student’s activity during classes.
Design Classes:
The final grade is the arithmetic mean of the grades obtained from 2–3 project assignments completed during the semester.
Grading scale: 2.0; 3.0; 3.5; 4.0; 4.5; 5.0.
A positive final grade for the module requires the achievement of all learning outcomes specified in the syllabus and a positive grade in both lectures and design classes.

Programme content

Lectures
The lectures cover the practical course of the investment process in various delivery models, with particular emphasis on public procurement procedures as well as private and developer-led investments. Legal, administrative, and organizational conditions of project implementation are analysed – from the preparation of procurement procedures, through the design phase, to construction works and author's supervision on site.
Procedures for obtaining administrative decisions, including building permits, are discussed, along with the practical aspects of cooperation with architectural and construction administration authorities. The course also addresses substantial and non-substantial design changes during construction and the designer's professional responsibility at the execution stage.
Various procurement and project delivery methods are presented, including the traditional model, the "design and build" formula, and other public procurement procedures, together with their organizational and design implications. Lectures include economic aspects of investment projects, market mechanisms, and the impact of financial constraints on design decisions.
The course presents the real mechanisms of architectural practice under conditions of budgetary, regulatory, and time pressure, introducing students to the practical functioning of architectural offices and professional relations with clients and public authorities.
Design Classes
Design classes include:
– preparation of a site development plan (PZT) in accordance with current regulations concerning the scope and form of the architectural and construction design;
– preparation of complete documentation in a format consistent with submission standards required by architectural and construction administration authorities (printed documentation, formal structure and compilation);
– preparation of an application for planning permission (decision on land development conditions – DWZ) for a selected investment project, including required attachments;
– analysis of formal and legal conditions of the investment and identification of constraints resulting from local planning regulations and administrative decisions.
In justified cases, the scope of design assignments may be individually modified by the instructor, provided that the intended learning outcomes are maintained.

Course topics

The course consists of 15 lectures delivered by Dr. Eng. Arch. Marcin Giedrowicz and Dr. Eng. Arch. Wojciech Skórzewski.
The lectures focus on the practical aspects of the architect's role in the investment process, particularly legal, administrative, and economic realities of professional practice.
Topics include, among others:
– the investment process in practice – implementation of public procurement and its legal context;
– execution of public contracts at the construction stage;
– developer-led and residential investments from legal and economic perspectives;
– the building permit procedure in administrative practice;
– private investments – legal aspects illustrated by a public utility building;
– implementation of private investments in the context of substantial and non-substantial design changes;
– alternative public procurement models, including the functional and utility programme (PFU), the "design and build" formula, and single-source procurement;
– regulations resulting from landscape protection legislation and their impact on the design process;
– fundamentals of cost estimation and its role in the investment process;
– energy performance certificates and their significance in the real estate market;
– the system of professional licensing for architects in Poland and selected models of professional qualification in other countries;
– spatial planning regulations and their impact on investment feasibility.
Additional lectures expand on issues related to organization of design work, professional responsibility of architects, investor relations, and practical conditions of project implementation within different market models.

Teaching methods

1. Lectures covering the problematics from the theoretical foundations to the analysis of practical

implementations of the model (and also failed) investments; architecture in the context of economic life.
2. Lectures with multimedia presentation, presentation of investment documentation, examples of investment feasibility studies and environmental reports.
3. Presentation and discussion of schedule boards, network models, documentation of investment cost estimates.
4. eKursy - eLearning Moodle (system supporting the didactic process and distance learning).

Bibliography

Basic Literature – Legal Acts
– Act of 7 July 1994 – Building Law (as amended).
– Act of 14 June 1960 – Code of Administrative Procedure (as amended).
– Act of 27 March 2003 on Spatial Planning and Development (as amended).
– Act of 11 September 2019 – Public Procurement Law (as amended).
– Act of 21 August 1997 on Real Estate Management (as amended).
– Act of 16 April 2004 on Nature Protection (including landscape protection provisions) (as amended).
– Act of 20 February 2015 on Renewable Energy Sources (as amended).
– Act of 29 August 2014 on the Energy Performance of Buildings (as amended).
– Act of 15 December 2000 on Professional Self-Government of Architects and Civil Engineers (as amended).
– Regulation on the detailed scope and form of the building design (as amended).
– Regulation on Technical Conditions to be Met by Buildings and Their Location (Technical Conditions – WT) (as amended).
– Regulation on the detailed scope and form of the architectural and construction design and site development plan (as amended).
– Regulation on methods and basis for preparing investor cost estimates (as amended).

Breakdown of average student's workload

	Hours	ECTS
Total workload	100	4,00
Classes requiring direct contact with the teacher	60	2,50
Student's own work (literature studies, preparation for laboratory classes/ tutorials, preparation for tests/exam, project preparation)	40	1,50